

STRAND PLAZA ASSOCIATION, INC

Dear Unit Owner:

Enclosed please find an "Application for Resale or Lease" for Strand Plaza Condominium Association. The Application must be completed in full by the prospective purchaser/tenant and signed in the appropriate spaces.

The following documents have to be submitted:

1. The application
2. Check, Cash or Money Order in the amount of \$125.00 (non-refundable) for the first applicant and \$30.00 for any additional applicant
3. Copy of the Lease Agreement or Purchase Contract
4. A security deposit in the amount of \$300.00 given by landlord, in case of a lease. This deposit is refundable and will be returned to the owner at the end of the lease as long as the unit owner is current with maintenance fees and there is no damage to the common areas.

Please note all documents must be completely filled out and turned in to start the screening process. **Each applicant is subject to a Criminal and Credit Background Check. The board reserves the right to deny an applicant to rent or buy based on the findings of this screening.**

Prior to occupancy the prospective purchaser or tenant must be approved by the Board of Directors of the association. Therefore, you must allow 15 days after submitting the application for board approval.

UNDER NO CIRCUMSTANCES SHALL THE PROSPECTIVE PURSHASER OR TENANT MOVE INTO THE UNIT UNTIL WRITTEN APPROVAL BY THE BOARD OF DIRECTOR IS OBTAINED.

Truly yours,

The Board of Directors
Strand Plaza Condominium Association, Inc

Mail or deliver all applications with supporting documents to:
 Strand Plaza Condominium Association, Inc
 421 NE 1 Street
 Hallandale Beach, FL 33009

To: Board of Directors:

I/We intend to purchase/lease (circle one) unit number _____.

For lease: Lease period starts: _____ and ends: _____. (Please enclose a copy of your lease agreement or any other supporting documents that you will live here for any period of time). Renewals are allowed without re-screening but the association must receive a copy of the new lease. The board may run another Background check if deemed needed and will notify the tenants and owner if the current tenant can no longer live within our community.

In order for you to facilitate consideration of my/our application for the purchase/lease of the above designated unit in Strand Plaza, I/We represent that the following information is factual and true. I/We are aware that any falsification or misrepresentation of the facts in this application will result in an automatic rejection of this application, particularly of the references give below.

I/We will be bound by the Declaration of Condominiums, By-Laws, Articles of Incorporation and the Rules and Regulation of the Association.

If I/We are leasing: I/We will not sublet the Apartment.

If I/We are purchasing: I/We will, upon closing, provide the Association within 10 day a copy of the Closing Statement and a copy of the Recorded Deed.

I/We understand that there are not pets allowed and that the condominium bylaws restrict the number of people living in a unit is limited to:

- No more than 3 people per one bedroom unit
- No more than 4 people per two bedroom unit

FULL NAME OF PURCHASER/LESSEE (APPLICANT):

D/O/B: _____ SS#: _____

OCCUPATION: _____

FULL NAME OF SPOUSE OR SIGNIFICANT OTHER THAT WILL RESIDE

WITH YOU: _____

D/O/B: _____ SS#: _____

OCCUPATION: _____

WHO ELSE WILL RESIDE WITH YOU?

NAME: _____

AGE: _____ RELATION TO APPLICANT: _____

NAME: _____

AGE: _____ RELATION TO APPLICANT: _____

PRESENT HOME ADDRESS:

CITY: _____ ZIP: _____ STATE: _____

PHONE NUMBER: _____ CELL PH#: _____

EMAIL ADDRESS: _____

OWN () RENT () HOW LONG?: _____

NAME OF LANDLORD (if applicable): _____

ADDRESS: _____

CITY: _____ ZIP: _____ STATE: _____

PHONE NUMBER: _____

WORK HISTORY:

Names and addresses of each employer during the three year period prior to the date of this application. Include dates of employment:

(1) NAME: _____

LENGTH OF EMPLOYMENT: _____

(2) NAME: _____

LENGTH OF EMPLOYMENT: _____

(3) NAME: _____

LENGTH OF EMPLOYMENT: _____

CAR INFORMATION:

(1) MAKE: _____ MODEL: _____ YEAR: _____

TAG NUMBER: _____ DR. LICENSE NR: _____

(2) MAKE: _____ MODEL: _____ YEAR: _____

TAG NUMBER: _____ DR. LICENSE NR: _____

***Second cars may not be parked in Guest Spots. They have to be parked across the street where parking is permitted. Do not park in other unit owner's parking spots unless you were given permission to do so.

EMERGENCY CONTACT INFORMATION

NAME: _____ PHONE # : _____

ADDRESS: _____

RELATIONSHIP: _____

PERSONAL REFERENCES (2):

(1) NAME: _____ PHONE #: _____

ADDRESS: _____

(2) NAME: _____ PHONE #: _____

ADDRESS: _____

CRIMINAL HISTORY INFORMATION (this needs to be filled out for **every**

resident over 18 years of age to perform a background check)

1. LAST NAME: _____ MIDDLE INITIAL: ____

FIRST NAME _____ SS# _____

D/O/B: _____ RACE _____ SEX/GENDER: _____

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2. LAST NAME: \_\_\_\_\_ MIDDLE INITIAL: \_\_\_\_

FIRST NAME \_\_\_\_\_ SS# \_\_\_\_\_

D/O/B: \_\_\_\_\_ RACE \_\_\_\_\_ SEX/GENDER: \_\_\_\_\_

I, \_\_\_\_\_ AUTHORIZE THE RELEASE OF  
 MY RESIDENCY INFORMATION. IN ADDITION, I AUTHORIZE STRAND  
 PLAZA CONDOMINIUM ASSOCIATION TO CONTACT ME IN THE EVENT  
 THAT ADDITIONAL INFORMATION IS NEEDED TO PROCESS MY  
 APPLICATION.

**REQUEST FOR VERIFICATION OF EMPLOYMENT**

NAME OF APPLICANT: \_\_\_\_\_

**EMPLOYER:**

NAME OF COMPANY: \_\_\_\_\_

TITLE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE #: \_\_\_\_\_

DATE OF EMPLOYMENT: \_\_\_\_\_

PRESENT POSITION: \_\_\_\_\_

PRESENT RATE OF PAY PER HOUR: \_\_\_\_\_

AVERAGE HOURS WORKED PER WEEK: \_\_\_\_\_

OTHER WAGES (i.e Tips) PER MONTH: \_\_\_\_\_

ESTIMATED ANNUAL INCOME FOR THE UPCOMING YEAR: \_\_\_\_\_

CONTACT NUMBER FOR NOTICE OF ACCEPTANCE OR REJECTION:

NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

**BANK INFORMATION:**

CHECKING ACCOUNT:

BANK NAME: \_\_\_\_\_

SAVINGS ACCOUNT:

BANK NAME: \_\_\_\_\_

I/We have received a complete set of Strand Plaza Association, Inc documents to include the Declaration of Condominiums, By-Laws, Articles of Incorporation and the Rules and Regulations.

I/We understand that any violation of the terms, provisions, conditions and covenants of the Strand Plaza Condominium documents provides cause for available immediate action as therein provided or termination of leasehold under appropriate circumstances.

DATED: This \_\_\_\_\_ Day of \_\_\_\_\_, year \_\_\_\_\_

SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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APPROVED \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ DATE: \_\_\_\_\_

BOARD MEMBERS

## Strand Plaza House Rules

1. All garbage and trash is to be packaged in plastic bags, securely tied and deposited in trash bins. Large bags or boxes should be brought directly to the trash room. Garbage bags should never be left in the porch.
2. No glass bottles or dishes shall be permitted in the pool area.
3. Unit owners must advise the Board of directors, in writing, of their intent to have overnight guests use the recreational facilities, including the pool and shuffle board court, in the absence of the unit owner. All other use of the recreational facilities by guests, in the absence of the unit owner, is prohibited.
4. All leases of units are subject to restrictions contained in the Declaration of Condominium.
5. No hoses connected to the building may be used for washing cars or other vehicles near the building
6. No pets allowed, nor replacement of pets by owners now having pets. No feeding of birds or other animals on the grounds, nor throwing of droppings on the ground.
7. Sidewalks, corridors and stairways are not to be obstructed and no bicycle or other wheeled vehicle, unless necessary to accommodate a handicap, shall be operated in the corridors.
8. Nothing is to be hung or shaken from doors, windows, walks, fences or corridors.
9. None of the common elements of the condominium shall be decorated or furnished.
10. No one shall play musical instruments, stereos, or television in the recreation room between the hours of 11 o'clock pm and 8:00 o'clock am such that doing so will disturb other occupants in the building.
11. Cooking on balconies and terraces is prohibited.
12. In order to protect the units from bugs, etc, an exterminator is paid to enter all units on a regular basis. Owners and tenants must cooperate by leaving keys with someone, making them available to allow the exterminator to have access to the premises or to allow a representative of the Board of Directors to enter the premises in case of any emergencies that may arise. If through negligence, or failure of a unit owner to comply with the above rules, a serious condition develops in a unit, the owner will be fully responsible for whatever expenses are incurred in correcting the condition. This includes the cost of an exterminator to service a unit on a weekly basis whenever necessary.
13. All doors to the recreational room shall be locked at all times, except when occupied. Rear door of recreation room is for emergency use only.
14. Automobile parking spaces are to be used as assigned. They shall not be used for boats, trailers, or inoperative autos. Only one parking space per unit may be utilized by unit owners. No guest spaces are to be used for second cars.
15. All suntan lotion and oils must be thoroughly removed under the shower before entering the pool.



16. Laundry room is closed at 10:00 pm. Laundry machines must be emptied promptly.
17. Only unit owners and their authorized guests and invites shall be permitted to use the recreation room or pool area. Third parties shall not be permitted to utilize association facilities for any purpose.
18. A reservation to use the recreation room is required and should be made to a member of the board of directors. There is a fee of \$100.00; \$50 will be returned if the room is left in good condition.
19. All patios and front doors have to be painted in the approved “white” color.
20. Each and every resident needs to give a copy of the unit key to the association for emergency purposes.